

Section 4.6 R-4 Residential Single Family District

- Family day care home ***
- Hospitals, institutions, nursing homes and homes for the infirm and aged **
- Hospitals and institutions *
- Lakes, commercial
- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- Towers. commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area:.....9,000 sq. feet
- b. Width:60 feet

The minimum lot area shall not be less than 9,000 square feet per dwelling unit, provided, however, that when a lot has less area than herein required and was recorded prior to the adoption of these regulations, said lot may be occupied by one dwelling unit.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard.....30 feet
- b.*** Side Yards: (see Editor's Note below)

For lots shown on preliminary plans approved after the date of legislative adoption provided that said lots were not created by plats recorded prior to the date of legislative adoption:

- Total for both:.....10 feet
- Minimum:.....5 feet

For lots shown on preliminary plans approved prior to the date of legislative adoption and lots created by plats recorded prior to the date of legislative adoption:

- Total for both:.....18 feet
- Minimum:.....6 feet

******Editor's Note:** As of the publication date (4/1/01) the following legislative bodies had adopted the text changes associated with Docket No. 9-26-00:

- Unincorporated Jefferson County (8/22/00)**
- City of Douglass Hills (11/28/00)**
- City of St. Matthews (11/28/00)**
- City of Louisville (2/16/01)**

New development proposed in areas whose legislative bodies have not adopted these changes shall meet the 18 feet total for both/ 6 feet minimum side yard requirements. Contact Planning and Development Services for an updated list of legislative bodies that have adopted the modified side yard requirements.

- c. Street Side Yard:.....30 feet
- d. Rear Yard:.....25 feet

* In effect in City of Louisville only.
 ** Not effect in the City of Louisville.
 *** March 1992, Docket No. 9-67-91.
 ****Docket No. 9-26-00.

Section 9.2 Setback

YARD REQUIREMENTS:

- *A. Where more than 50% of the residential frontage on one side of a street between two intersecting streets, or where more than 50% of the residential frontage within 200 feet of a lot (when an intersecting street is at a greater distance), is improved with buildings which have observed an average front or street side yard, with a variation in depth of not more than ten (10) feet, any building hereafter erected or altered in this block may observe this established average line, even if it is less than the setback prescribed in the requirements for the applicable zoning districts.
- B. On double frontage lots the required front yard shall be provided on each street.
- C. The buildable width of a corner lot nonconforming as to minimum width or area (including lots approved by the Planning Commission under section 8.3 C. of these regulations) shall not be reduced to less than thirty two (32) feet by the application of the required side yard on the street side. Nothing in this section shall be construed to allow reduction of any other required side yard. **
- **D. On a corner lot in the residential and apartment districts, the depth of the required rear yard may be reduced to the width of the minimum side yard for the district in which it is located.
- **E. The side yard required on each side of a lot less than 50 feet wide and which was of record prior to the effective date of these regulations may be reduced to a width of ten (10) percent of the width of the lot.
- F. Where dwelling units are erected above and as a subordinate use to commercial and industrial districts, and each dwelling unit has openings to the outside only on the front and the rear and is no more than two rooms in depth, no side yard is required except such side yard as may be required in the district regulations for a commercial or industrial building on the side of the lot adjoining a residential district.
- G. A required side or rear yard which abuts an alley may utilize one half the width of such alley to meet the yard requirements, provided the distance from the building to the property line is not less than five feet.
- H. Every part of a required yard shall be open to the sky, except as authorized by this section and the ordinary projection of sills, belt courses, cornices, eaves, ornamental features and a porte-cochere or canopy which may project a distance not to exceed 18 inches into the required yard.
- I. When front or street side yards are required in a district in which automobile service stations are permitted, freestanding gasoline pump islands, pumps, lighting standards, and freestanding automobile service station signs may be placed on the premises provided they are at least 15 feet from the street line. Where no front or street side yards are required, freestanding gasoline pumps shall be at least 10 feet from the street line.
- J. An open, unenclosed porch or paved terrace may project into a required front yard for a distance not to exceed ten (10) feet.
- K. For the purpose of the side yard regulations a two-family dwelling and a multiple-family dwelling shall be considered as one building occupying one lot.

*March 1992, Docket Number 9-67-91.

** Docket 9-26-00.